

MEMBERS PRESENT: LEONARD KRAWCHECK, SANDRA CAMPBELL, MICHAEL ROBINSON,  
WALTER SMALLS, SAM ALTMAN  
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHGY  
CLERK: VANESSA ELLINGTON

AGENDA

BOARD OF ZONING APPEALS-ZONING

JUNE 3, 2014 5:20 P.M. 75 CALHOUN STREET  
7:00 P.M.

A. Deferred applications from previously advertised BZA-Z agendas. For information call 724-3781.

1. 4 LINE ST. (EASTSIDE) (459-05-04-077) APP. NO. 146-03-A1

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area, 1,961sf; 2,500sf required). Request variance from Sec. 54-301 to allow construction of a single-family residence with a 6.5-ft. west side setback, a 9.5-ft. total side setback (7-ft. and 10-ft. required respectively).  
Zoned DR-2F.

Owner-Crosstown Builders LLC/Applicant-AJ Architects

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: S.Campbell SECOND: M.Robinson VOTE: FOR 5 AGAINST: 0

2. 40 PENDLETON ST. (WAGENER TERRACE) APP. NO. 146-03-A2  
(463-07-02-060)

Request an appeal to the Zoning Administrator's interpretation of Article 5, Exceptions and Modifications, and Article 8, Subdivision, Property Line Adjustment or Abandonment, of the Zoning Ordinance concerning the proposed reconfiguration of three lots into two lots.  
Zoned SR-2.

Owner-JFRONE LLC/Applicant-Hugh Jeffers

APPROVED 0 WITHDRAWN 0  
DISAPPROVED XX DEFERRED 0

MOTION: Disapproval.

MADE BY: M.Robinson SECOND: S.Campbell VOTE: FOR 5 AGAINST: 0

3. 47 QUEEN ST. (FRENCH QUARTER) (458-09-01-047) APP. NO. 146-03-A3

Request an appeal to the Zoning Administrator's decision to require conversion of the third dwelling unit in the accessory building to go back to a laundry room and work space/storage area.  
Zoned SR-5.

Owners-James H. & Susan Ross/Applicant-John M. Bleecker, Jr.

APPROVED 0 WITHDRAWN 0  
DISAPPROVED XX DEFERRED 0

MOTION: Disapproval.

MADE BY: M.Robinson SECOND: S.Altman VOTE: FOR 5 AGAINST: 0

4. 83 MARY ST. (460-12-02-024) APP. NO. 146-03-A4

Request variance from Sec. 54-317 to allow construction of a mixed use building (retail/office/restaurant) without 5 required parking spaces.  
Zoned MU-2/WH.

Owner-482/484 King Street Enterprises/Applicant-Glick Boehm & Associates

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: W.Smalls SECOND: S.Altman VOTE: FOR 5 AGAINST: 0

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**B. New Applications:**

1. 1497 BRICKYARD RD. (311-00-00-112) APP. NO. 146-03-B1

Request variance from Sec. 54-301 to allow construction of a single-family residence with a 5-ft. west side setback (15-ft. required).  
Zoned RR-1.

Owner/Applicant-Byron Frick

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: S.Campbell VOTE: FOR 5 AGAINST: 0

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2. 7 YEAMANS RD. (CRESCENT) (421-10-00-057) APP. NO. 146-03-B2

Request special exception under Sec. 54-110 to allow a 1-story addition with a 7-ft. west side setback (9-ft. required); existing house has a 5-ft. west side setback.  
Zoned SR-8.

Owner-Thomas Porter/Applicant-Jodi Crosby

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: S.Altman SECOND: W.Smalls VOTE: FOR 5 AGAINST: 0

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3. 3 CLEMSON ST. (WAGENER TERRACE) APP. NO. 146-03-B3  
(463-07-02-074)

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area, 5,821sf; 6,000sf required).  
Zoned SR-2.  
Owner/Applicant-Doug Pilcher

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: S.Campbell SECOND: W.Smalls VOTE: FOR 5 AGAINST: 0

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4. 3 CARONDOLET (NORTH CENTRAL) APP. NO. 146-03-B4  
(460-04-01-076)

Request special exception under Sec. 54-110 to allow steps and landing addition that extends a non-conforming 3.7-ft. west side setback (7-ft. required).  
Zoned DR-2F.  
Owner-Cate Decker/Applicant-David T. Ross

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: S.Campbell SECOND: S.Altman VOTE: FOR 5 AGAINST: 0

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5. 8 KYLE PL. (WAGENER TERRACE) (463-11-04-087) APP. NO. 146-03-B5

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area, 3,066sf; 6,000sf required).  
Request variance from Sec. 54-301 to allow construction of a single-family residence with a 15-ft. rear setback, a 30-ft. total front and rear setback, a 3-ft. north side setback, 3-ft. south side setback and a 6-ft. total side setback (25-ft., 50-ft., 9-ft.,9-ft. and 18-ft. required respectively).  
Zoned SR-2.  
Owner-Nalpo Properties LLC/Applicant-Troy Ahyo

APPROVED 0 WITHDRAWN XX  
DISAPPROVED 0 DEFERRED 0

MOTION: Withdrawn.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST: \_\_\_\_\_

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6. 300 ALBEMARLE RD. (421-12-00-003) APP. NO. 146-03-B6

Request special exception under Sec.54-225 to allow construction of a new school building in a (S) School Overlay zone district.  
Request variance from Sec. 54-301 to allow the new building to be 3 stories and 45-ft. tall to the parapet with the mechanical penthouse 53-ft. tall (Ordinance limits height to 35-ft. and 2 ½ stories).  
Zoned SR-1 (S).  
Owner-Porter-Gaud School/Applicant-Eddie Bello, AIA

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|-------------|----|-----------|---|
| APPROVED    | XX | WITHDRAWN | 0 |
| DISAPPROVED | 0  | DEFERRED  | 0 |

MOTION: Approval.

MADE BY: W.Smalls SECOND: M.Robinson VOTE: FOR 5 AGAINST: 0

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7. 30 RACE ST. (WESTSIDE) (460-04-01-060 AND 061) APP. NO. 146-03-B7

Request special exception under Sec. 54-225 to allow a school in a DR-2F (Diverse-Residential) zone district.  
Zoned DR-2F (S).  
Owner-Greek Orthodox Church of the Holy Trinity/Applicant-Carolina Voyager Charter School

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|-------------|----|-----------|---|
| APPROVED    | XX | WITHDRAWN | 0 |
| DISAPPROVED | 0  | DEFERRED  | 0 |

MOTION: Approval.

MADE BY: S.Campbell SECOND: M.Robinson VOTE: FOR 5 AGAINST: 0

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8. 637 CASHEW ST. (ARDMOORE/SHERWOOD) APP. NO. 146-03-B8  
(350-07-00-016)

Request use variance from Sec. 54-203 to allow a community center with off-street parking spaces in a DR-1F (Diverse-Residential) zone district.  
Owner-Seacoast Christian Community Church, Inc./Applicant-Seamon Whiteside & Assoc.

|             |   |           |    |
|-------------|---|-----------|----|
| APPROVED    | 0 | WITHDRAWN | 0  |
| DISAPPROVED | 0 | DEFERRED  | XX |

MOTION: Deferred.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST: \_\_\_\_\_

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9. 44 NASSAU STREET (EASTSIDE) (459-09-02-096) APP. NO. 146-03-B9

Request variance from Sec. 54-301 to allow a subdivision to create lots (A and B) with (Lot A) having a duplex with 1,510.5sf of lot area per dwelling unit (2,000sf required) and (Lot B) having 5 dwelling units with 925sf of lot area per dwelling unit (1,650sf required).

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Request variance from Sec. 54-824 to allow a subdivision to create lots (A and B) with (Lot A) having a 29.62 lot frontage (40-ft. required).

Request variance from Sec. 54-301 to allow (Lot A) with a 1.5-ft. east side setback, a 6.4-ft. west side setback and a 7.8-ft. total side setback (3-ft, 7-ft. and 10-ft. required respectively).

Zoned DR-2F

Owner-Ebenezer AME Church/Applicant-John Tecklenburg

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with condition – easement will go with Lot A.

MADE BY: S.Altman SECOND: W.Smalls VOTE: FOR 5 AGAINST: 0

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.